

141-295012-17

Cause No. 141-295012-17

FILED
TARRANT COUNTY
3/26/2019 12:00 AM
THOMAS A. WILDER
DISTRICT CLERK

**MBH REAL ESTATE LLC,
AFI LOAN SERVICING, LLC,
ANSON FINANCIAL, INC.,
J. MICHAEL FERGUSON, P.C.**
Plaintiffs

v.

**IAN GHRIST, GHRIST LAW FIRM, PLLC,
SHAWN COKER, NEIGHBORHOOD PARTNER,
INC., BLUE MOON REALTY GROUP, LLC,
WIZARD FUNDING, LLC, SILVER STAR TITLE
, LLC DBA SENDERA TITLE, ELIZABETH
ESPINO, KATHY E. MONTES, AND LUCY
OLIVAS**

Defendants

§ IN THE DISTRICT COURT

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§ 141st JUDICIAL DISTRICT

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§ TARRANT COUNTY, TEXAS

FILED
TARRANT COUNTY
THOMAS A. WILDER
DISTRICT CLERK

2019 APR - 1 AM 11:14

ORDER ON IAN GHRIST'S AND GHRIST LAW FIRM PLLC'S**FIRST AMENDED MOTION FOR TRADITIONAL SUMMARY JUDGMENT ON RES
JUDICATA AND COLLATERAL ESTOPPEL AND****MOTION TO DISMISS CLAIMS PURSUANT TO CHAPTER 27 OF THE TEXAS
CIVIL PRACTICE AND REMEDIES CODE (THE TEXAS CITIZENS
PARTICIPATION ACT (TCPA)) FILED 1/17/2019**

CAME ON TO BE HEARD, the above-referenced motions. Upon consideration of the pleadings, arguments, evidence, and filings, the Court GRANTS the motions to the extent ordered herein.

IT IS THEREFORE ORDERED that the Plaintiffs' claims against Ian Ghrist and Ghrist Law Firm PLLC for "Fraudulent Record Filing Against Real Property, Conversion, and Conspiracy to Commit Fraud" are DISMISSED WITH PREJUDICE.

IT IS FURTHER ORDERED that the Plaintiffs' "Fraud by Non-Disclosure" and "Fraud by Misrepresentation" against Ian Ghrist and Ghrist Law Firm PLLC are DISMISSED WITH PREJUDICE.

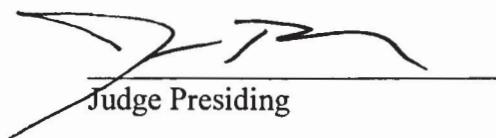
IT IS FURTHER ORDERED that the Plaintiffs' claims entitled "The Ghrist Defendants' Breaches of Fiduciary Duties & Tortious Interference to Anson Financial, Inc. Related to the \$129,000 Yammie Tax Loan" are DISMISSED WITH PREJUDICE.

All claims against Ian Ghrist and Ghrist Law Firm PLLC are DISMISSED WITH PREJUDICE except for the claim in Plaintiff's Fifth Amended Petition and Request for Disclosure entitled "The Ghrist Defendants' Breaches of Fiduciary Duties and Tortious Interference to Anson Financial, Inc. Related to the Alvord 287 Joint Venture."

Ian Ghrist's and Ghrist Law Firm PLLC's requests for attorney's fees, court costs, and Texas Citizens Participation Act (TCPA) sanctions are under advisement.

This judgment is partial and interlocutory in nature and is not final because the claim in Plaintiff's Fifth Amended Petition and Request for Disclosure entitled "The Ghrist Defendants' Breaches of Fiduciary Duties and Tortious Interference to Anson Financial, Inc. Related to the Alvord 287 Joint Venture" remains pending at this time and the Court has taken the amount of attorney's fees, court costs, and Texas Citizens Participation Act (TCPA) sanctions to award under advisement at this time.

SIGNED on this the 1 day of April, 2019.



Judge Presiding

From: Stacci L. Reynolds
To: "tom@taheraldpc.com"; "mike@jmichaelferguson.com"; "nate@fnalegal.com"; "ian@ghristlaw.com"; "acuesta@deckerjones.com"
Subject: 141-295012-17; Order On Defendant Ghrists" 1st Amended MSJ & Motion To Dismiss
Date: Monday, April 01, 2019 12:30:00 PM
Attachments: [14129501217000237.pdf](#)

Please find attached signed order from the court.

Stacci L. Reynolds
141st Associate Court Clerk
Tarrant County District Clerk
100 N. Calhoun ST, 2nd Floor
Fort Worth, TX 76196
817-884-1198
sreyndolds@tarrantcounty.com



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MBH REAL ESTATE LLC,
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ANSON FINANCIAL, INC.,
J. MICHAEL FERGUSON, P.C.,

Plaintiffs

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IAN GHRIST, GHRIST LAW FIRM,
PLLC, SHAWN COKER,
NEIGHBORHOOD PARTNER, INC.,
BLUE MOON REALTY GROUP, LLC,
WIZARD FUNDING, LLC,
CATHERINE COKER, SILVER STAR
TITLE LLC DBA SENDERA TITLE,
ELIZABETH ESPINO, KATHY E.
MONTES, LUCY OLIVAS, AND LAW
OFFICE OF SALVADOR ESPINO,
PLLC,

Defendants

IN THE DISTRICT COURT

141ST JUDICIAL DISTRICT

FILED
TARRANT COUNTY
2019 MAR 21 PM 12:34
THOMAS A. WILDER
DISTRICT CLERK

TARRANT COUNTY, TEXAS

**ORDER ON PLAINTIFFS' TRADITIONAL MOTION FOR PARTIAL SUMMARY
JUDGMENT**

On this day, the Court considered MBH Real Estate, LLC, AFI Loan Servicing, LLC, Anson Financial, Inc., and J. Michael Ferguson, P.C.'s (collectively, "Plaintiffs") Traditional Motions for Partial Summary Judgment filed February 22, 2019 and February 27, 2019 (collectively, the "Motions") in the above-entitled and numbered cause.

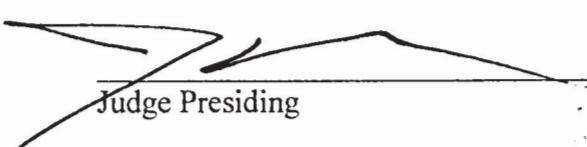
Having considered the Motions, Defendants' responses, Plaintiffs' Sur-Reply, Ian Ghrist and Ghrist Law Firm's Sur-Reply, the pleadings and evidence on file, and the argument of counsel, the Court is of the opinion that the Motions should be **DENIED** as to all Defendants.



E-MAILED
3/21/19 yg

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Plaintiffs' Traditional Motions for Partial Summary Judgment filed February 22, 2019 and February 27, 2019 are **DENIED** as to all Defendants.

Signed this 21 day of March, 2019.


Judge Presiding

670441.1

Yolanda E. Garza

From: Yolanda E. Garza
Sent: Thursday, March 21, 2019 4:36 PM
To: 'tom@taheraldpc.com'; 'mike@jmichaelferguson.com'; 'nate@fnalegal.com'; 'ian@ghristlaw.com'; 'ccyrier@hfblaw.com'; 'acuesta@deckerjones.com'; 'rolandjohnson@hfblaw.com'; 'sal_fw@yahoo.com'
Subject: 141-295012-17 4 separate orders
Attachments: 141-295012-17 Order on plaintiffs no evidence motion for partial summary judgment.pdf; ~~141-295012-17 Order denying plaintiffs traditional motion for partial summary judgment.pdf;~~ 141-295012-17 Order granting Coker defendants traditional motion for sumary judgment.pdf; 141-295012-17 Order granting Sendera defendants traditional motion for summary judgment.pdf

RE: 141-295012-17

Please find attached 4 signed orders for the cause number shown above.

Thank you

YOLANDA E. GARZA

141st Lead Clerk

Tarrant County District Clerk

100 N Calhoun St, 2nd Floor

Fort Worth, TX 76196

(817)884-1588

yegarza@tarrantcounty.com



CAUSE NO. 141-295012-17

MBH REAL ESTATE LLC,
AFI LOAN SERVICING, LLC,
ANSON FINANCIAL, INC.,
J. MICHAEL FERGUSON, P.C.,

IN THE DISTRICT COURT

Plaintiffs

v.

141ST JUDICIAL DISTRICT

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TITLE LLC DBA SENDERA TITLE,
ELIZABETH ESPINO, KATHY E.
MONTES, LUCY OLIVAS, AND LAW
OFFICE OF SALVADOR ESPINO,
PLLC,

FILED
TARRANT COUNTYTHOMAS A. WILDER
DISTRICT CLERK
2019 MAR 21 PM 12:34

Defendants

TARRANT COUNTY, TEXAS

**ORDER ON PLAINTIFFS' NO-EVIDENCE MOTION FOR PARTIAL SUMMARY
JUDGMENT**

On this day, the Court considered MBH Real Estate, LLC, AFI Loan Servicing, LLC, Anson Financial, Inc., and J. Michael Ferguson, P.C.'s (collectively, "Plaintiffs") No-Evidence Motion for Partial Summary Judgment (the "Motion") in the above-entitled and numbered cause.

Having considered the Motion, Defendants' responses, Plaintiffs' Sur-Reply, Ian Ghrist and Ghrist Law Firm's Sur-Reply, the pleadings and evidence on file, and the argument of counsel, the Court is of the opinion that the Motion should be **DENIED**.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Plaintiffs' No-Evidence Motion for Partial Summary Judgment is **DENIED** as to all Defendants.

Signed this 21 day of March, 2019.


Judge

E-MAILED
3/21/19

Yolanda E. Garza

From: Yolanda E. Garza
Sent: Thursday, March 21, 2019 4:36 PM
To: 'tom@taheraldpc.com'; 'mike@jmichaelferguson.com'; 'nate@fnalegal.com'; 'ian@ghristlaw.com'; 'ccyrier@hfblaw.com'; 'acuesta@deckerjones.com'; 'rolandjohnson@hfblaw.com'; 'sal_fw@yahoo.com'
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